

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In re:	)	
	)	
EAGLE PROPERTIES AND	)	Bankruptcy Case
INVESTMENTS, LLC,	)	No. 23-10566-KHK
	)	Chapter 7
Debtor.	)	
		)

**ORDER GRANTING MOTION TO EXPEDITE HEARING AND SHORTEN NOTICE  
PERIOD ON (I) CHAPTER 7 TRUSTEE’S MOTION TO APPROVE SALE OF 1630 E.  
CHOCOLATE AVE, HERSHEY, PA FREE AND CLEAR OF LIS PENDENS  
PURSUANT TO 11 U.S.C. §§ 363(f); (II) CHAPTER 7 TRUSTEE’S MOTION TO  
APPROVE SALE OF 71 LUCY AVENUE, HUMMELSTOWN, PENNSYLVANIA; (III)  
CHAPTER 7 TRUSTEE’S MOTION TO APPROVE SALE OF 445 WINDOVER AVE,  
NW, VIENNA, VA FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS  
PURSUANT TO 11 U.S.C. §§ 363(f); (IV) CHAPTER 7 TRUSTEE’S MOTION TO  
APPROVE SALE OF 1010 LYNN ST., SW, VIENNA, VA FREE AND CLEAR OF  
LIENS, CLAIMS AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(f); (V) CHAPTER  
7 TRUSTEE’S MOTION TO APPROVE SALE OF 449 LAWYERS RD, NW VIENNA,  
VA FREE AND CLEAR OF LIENS, CLAIMS AND INTERESTS PURSUANT TO 11  
U.S.C. §§ 363(f); AND (VI) CHAPTER 7 TRUSTEE’S MOTION TO APPROVE SALE  
OF 1203 COTTAGE STREET, SW, VIENNA, VA FREE AND CLEAR OF LIENS,  
CLAIMS AND INTERESTS PURSUANT TO 11 U.S.C. §§ 363(f)**

Upon consideration of the motion for an expedited hearing and to shorten notice period filed by H. Jason Gold, Chapter 7 Trustee (“Trustee”), on his (i) Motion to Approve Sale of 1630 E. Chocolate Ave, Hersey, PA Free and Clear of Lis Pendens Pursuant to 11 U.S.C. §§ 363(f); (ii) Motion to Approve Sale of 71 Lucy Avenue, Hummelstown, Pennsylvania; (iii) Motion to Approve Sale of 445 Windover Ave, NW, Vienna, VA Free and Clear of Liens, Claims and Interests Pursuant to 11 U.S.C. §§ 363(f); (iv) Motion to Approve Sale of 1010 Lynn St., SW, Vienna, VA Free and Clear of Liens, Claims and Interests Pursuant to 11 U.S.C. §§ 363(f); (v) Motion to Approve Sale of 449 Lawyers Rd, NW, Vienna, VA Free and Clear of Liens, Claims and Interests Pursuant to 11 U.S.C. §§ 363(f); and (vi) Motion to Approve Sale of 1203 Cottage Street, SW, Vienna, VA Free and Clear of Liens, Claims and Interests Pursuant to 11 U.S.C. §§ 363(f) (the “Sale Motions”):

IT IS HEREBY ORDERED

1. The motion for an expedited hearing is GRANTED; and a hearing on the Sale Motions shall be held on **May 14, 2024 at 11:00 a.m.** Any Objection to the Sale Motions shall be filed by \_\_\_\_\_, 2024.

2. The Clerk will mail a copy of this order, or give electronic notice of its entry, to the parties listed below.

Date: \_\_\_\_\_

\_\_\_\_\_  
Klinette H. Kindred  
United States Bankruptcy Judge

NELSON MULLINS RILEY & SCARBOROUGH LLP  
101 Constitution Ave, NW / Suite 900  
Washington, DC 20001  
Phone: (202) 689-2800  
Fax: (202) 689-2860

By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*

CERTIFICATION PURSUANT TO LOCAL RULE 9022-1: SERVICE

I HEREBY CERTIFY that on April 25, 2024, the foregoing proposed order was served on the following parties:

Michael T. Freeman  
Office of the United States Trustee  
1725 Duke Street, Suite 650  
Alexandria, VA 22314

Nancy Greene  
N D Greene PC  
3977 Chain Bridge Rd, Suite 1  
Fairfax, VA 22030

Christopher A. Jones  
Whiteford Taylor & Preston, LLP  
3190 Fairview Park Dr., Suite 800  
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Jeffery T. Martin, Jr.  
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John E Reid  
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200 South 10th Street  
Richmond, VA 23219

Robert M. Marino  
Redmon Peyton & Braswell, LLP  
510 King Street  
Suite 301  
Alexandria, VA 22314-3143

And to the parties in interest on the service list attached to the Motion.

/s/ Dylan G. Trache  
Dylan G. Trache

LIST OF PARTIES TO RECEIVE NOTICE OF ENTRY  
PURSUANT TO LOCAL RULE 9022-1

H. Jason Gold  
Dylan G. Trache  
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